

The Wethersfield Historic District Commission held a Public Hearing on July 28, 2015 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
Douglas Ovian, Vice Chairperson  
Chris Lyons, Clerk  
Mark Raymond  
Damian Cregeau, Alternate  
John Aforismo, Alternate

Members Absent: Daniel Bucknam, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Lyons, read the Legal Notice as it appeared in the *Rare Reminder* on July 16, 2015.

**APPLICATION NO. 4399-15.** Steven Camilleri seeks to retain the installation of the 3' boulder retaining wall at 10 Avalon Place. (Tabled at the July 14, 2015 meeting. The last date to act is August 11, 2015.)

Steven Camilleri, 10 Avalon Place, appeared before the Commission. Photos were submitted. They installed a pool and a retaining wall was needed because the elevation of the pool had to be higher than originally planned. He used stone. The wall is 6" from the property line. He is open to putting plantings by the wall.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4401-15.** Mike and Kelly Fisher seek to replace nine (9) double hung wood windows and one (1) wood picture window with Harvey Slimline vinyl windows at 38 Old Pewter Lane. (Tabled at the July 14, 2015 meeting. The last date to act is August 11, 2015.)

Mike and Kelly Fisher, 38 Old Pewter Lane, appeared before the Commission. They would like to replace 10 windows. The picture windows will be done as a single unit with a fixed pane in the center and a double hung window on each side. They would like to use Harvey Classic windows with SDL and to match the existing window patterns. The muntin width will be 5/8". The windows will be white. They are using replacement kits installed from the inside. They would like ½ screens. A sample of the Harvey Classic window was provided.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4402-15.** Giuseppe and Erika Buonannata seek to replace sixteen (16) wood windows with Pella vinyl windows at 15 Middletown Avenue. (Tabled at the July 14, 2015 meeting. The last date to act is August 11, 2015.)

A letter from Giuseppe Buonannata, 15 Middletown Avenue, was submitted to the Commission and read in to the record at the meeting. Photos were provided. They have decided to use Harvey Classic windows. 16 windows will be replaced. They will be white and they will be a 6/1 pattern. There will be one window in their bathroom on the second floor where they would like to use frosted glass. The whole window would be frosted. The rest of the house would match existing in style and pattern with SDL. They will remove the storms and use ½ screens. If necessary, they would be willing to do the front five windows with Harvey Majesty windows.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Brendan Droney, 19 Middletown Avenue, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4404-15.** Eric and Tracy Melendey seek to replace the windows on the sunroom and to replace the front door at 10 Fernwood Street. (Tabled at the July 14, 2015 meeting. The last date to act is August 11, 2015.)

Eric Melendey, 10 Fernwood Street, appeared before the Commission. They would like to use Harvey Classic windows in the color white. They currently have vinyl windows. They will match existing sizes and light patterns. They will have exterior grids. The front door will be a Jeld-Wen fiberglass door with 6 lights and two panels. A photo of the door was provided.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4408-15.** Gove Restoration LLC seeks to replace the existing windows with Windsor Legend clad white new construction windows with PVC brick mold and sill, to replace the existing siding with Cedar Impressions 7" in the color Hearthstone, and to remove the bump out around the front window at 33 Hart Street.

Adam Gove, Gove Restoration, PO Box 290151, and Glenn Pilczak, 33 Hart Street, appeared before the Commission. The house currently has cedar shakes and 2/2 double hung windows. There is a porch that attaches the garage and the house that currently has storm windows. They will frame that off and install 2/2 double hung windows in the porch front and back. All windows will match style and light pattern. Where the bump out is now, the windows will be flush with the house. The grid bar will be 5/8". The trim will be brick mold to match existing. They will J channel the window and the door to receive the siding. The rake trim on the house will be PVC with an integrated channel. The soffits will be vinyl. The peak will be sided with Cedar Impressions double 7 in the color Hearthstone. The fascia board will be PVC. The cornerboard will be white PVC.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4409-15.** Carmen Cid seeks to replace the screened windows on the porch with Andersen A series double hung windows to match the existing light patterns on the house at 192 Broad Street.

Carmen Cid, 192 Broad Street, appeared before the Commission. A photo of the windows was submitted. She would like to replace the windows on the porch with 6/1 windows to match the existing windows on the house. The window color is canvas. There are three windows on the front and two on each side. There will be glass panels on each side of the door.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4410-15.** Digiorgi Roofing seeks to replace seventeen (17) double hung windows with Infinity by Marvin windows at 17 Hubbard Place.

Application was withdrawn.

**APPLICATION NO. 4411-15.** Girard Hayes seeks to replace the drip edge over the windows and garage doors with Azek, replace the porch flooring with Azek tongue and groove flooring in the color grey, and to replace the wood trim under the porch with Azek trim board at 139 Broad Street.

Girard Hayes, 139 Broad Street, appeared before the Commission. He would like to replace the fascia board on the porch with Azek. He would like to replace the porch flooring with Azek tongue and groove flooring in the color grey. Samples were provided. He would like to replace the top drip edge for all windows on the house in the same design but using Azek.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4412-15.** Darren Schwartz seeks to construct a 16'x12' colonial style shed in the rear yard at 45 Deerfield Road.

Darren Schwartz, 45 Deerfield Road, and Jerry Gingras, 45 Deerfield Road, appeared before the Commission. They would like to construct a 16'x12' colonial style shed in the rear yard. The long side will face out. The design, dimensions, a photo of the house, plot plans and samples were provided. The doors will be facing forward. They will use Cedar Impressions double 7 straight edge perfection vinyl shingles on the front in charcoal grey. The back and sides will be double 4 clapboard style vinyl in the same charcoal grey color. There will be two light fixtures – photo submitted. The doors will be hand made of wood and will have wood crossbars. Solid vinyl 4/4 windows will be used with grids between the glass. There will be a cupola. They will have 4" PVC cornerboards. The rake, fascia and soffits will be pine in the color white. There will be a ramp made of railroad ties or landscaping timbers.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4413-15.** Weislaw Wlazniak seeks to install a 4' chain link fence along the side property line at 66 Northbrick Lane.

Weislaw and Marlena Wlazniak, 66 Northbrick Lane, appeared before the Commission. He would like to install a 4' green chain link fence along the side property line. A plot plan was submitted. It will have galvanized posts and a top rail. It will be 3' from the sidewalk. The existing shrubs will be left as is.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4414-15.** Brendan Droney seeks to construct an 11'4"x12' screened in porch on the existing rear deck at 19 Middletown Avenue.

Brendan Droney, 19 Middletown Avenue, appeared before the Commission. Drawings were submitted. There will be a 12' deck on top of the existing deck. The deck rail will remain in place. The additional deck will be inside of it. Samples of trim were provided. A sample of the Cedar Impressions siding was provided. The roof will match existing. There will be wood framed screens.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4415-15.** James Bankowski seeks to install a privacy fence along a portion of the rear property line at 94 Hartford Avenue.

Brian Sitnik, 41 Nott Street, Contractor, appeared before the Commission. Photos of the panel and post were submitted. The fence will be along the side rear of the property. It will be a cedar fence.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4416-15.** Payton Clancy and Tanya Heacock seek to replace the existing front door at 55 Hartford Avenue.

Tanya Heacock, 55 Hartford Avenue, appeared before the Commission. A photo of the current door was provided. It is a 3 light flat panel door. They would like to replace it with a fiberglass six light two panel door. They plan to paint it white. A photo of the proposed door was provided.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Raymond seconded by Commissioner Ovan, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Garrey, Ovan, Raymond, Lyons, Cregeau

**APPLICATION NO. 4399-15.** Steven Camilleri seeks to retain the installation of the 3' boulder retaining wall at 10 Avalon Place. (Tabled at the July 14, 2015 meeting. The last date to act is August 11, 2015.)

Upon motion by Commissioner Lyons seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Ovian stated that the size of the boulders is a little out of scale with the neighborhood. It's something you might see along the highway in terms of size, but it is a natural material and the impact on the District is pretty minimal. The question is would they have approved it if he had come to us first, and several commissioners have already indicated that they would have.

Commissioner Garrey stated that they are approving the application based on the appropriateness and the appearance from the public way so from his personal perspective, he doesn't have any reason to say the wall is inappropriate. It's a natural material. It's a retaining wall. They have to look at it from an issue of appropriateness.

Commissioner Raymond stated that with some shrubbery, it will blend in.

Aye: Garrey, Ovian, Raymond, Lyons, Cregeau

**APPLICATION NO. 4401-15.** Mike and Kelly Fisher seek to replace nine (9) double hung wood windows and one (1) wood picture window with Harvey Slimline vinyl windows at 38 Old Pewter Lane. (Tabled at the July 14, 2015 meeting. The last date to act is August 11, 2015.)

Upon motion by Commissioner Lyons seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The windows shall be Harvey Classic vinyl windows with the muntins permanently affixed to the interior and exterior.

**Discussion**

Commissioner Ovian stated that he is happy they brought the sample in. When he asked about the window that was on the Kelly duplex on Garden Street, he thought he was told it wasn't Harvey Classic, so he thought he had never seen it. Having had the chance to see the applied muntin, it's as good a looking vinyl window SDL as he thinks they have seen. One of his other reservations was that house going to a vinyl window. The window looks better than he thought.

Aye: Garrey, Raymond, Lyons, Aforismo, Cregeau                      Nay: Ovian

**APPLICATION NO. 4402-15.** Giuseppe and Erika Buonannata seek to replace sixteen (16) wood windows with Pella vinyl windows at 15 Middletown Avenue. (Tabled at the July 14, 2015 meeting. The last date to act is August 11, 2015.)

Upon motion by Commissioner Ovian seconded by Commissioner Cregeau and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Ovian stated that the stretch of road where this window will be going is an area where quite a few windows have already been changed, so the concern for his no vote on the previous application doesn't really apply to this stretch of roadway. Without the storms, even though it's closer to the road than the other house, it can carry off the muntin profile of these windows more successfully. There aren't substantial real wood windows on adjacent houses like on Old Pewter. He thinks it will be a successful application.

Aye: Garrey, Ovian, Lyons, Cregeau

Nay: Raymond

**APPLICATION NO. 4404-15.** Eric and Tracy Melendey seek to replace the windows on the sunroom and to replace the front door at 10 Fernwood Street. (Tabled at the July 14, 2015 meeting. The last date to act is August 11, 2015.)

Upon motion by Commissioner Ovian seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that this house has already had the windows replaced on the porch with a vinyl window and this product is certainly an upgrade to what exists on the porch. He doesn't have an issue with the door. It's a standard craftsman style fiberglass door. He thinks a lot of people make the mistake of painting the door but they don't paint the mold around the door so it stands out as this plastic application.

Commissioner Ovian stated that his only concern about the door is that most of the modern reproduction doors do a pretty good job but they have a hard time integrating the glass and the door and instead of the glass being recessed, as it normally would have been on a true wood door, it has like a framed in piece of glass that projects out and it tends to read as something other than an older door.

Aye: Garrey, Ovian, Raymond, Lyons, Cregeau

**APPLICATION NO. 4408-15.** Gove Restoration LLC seeks to replace the existing windows with Windsor Legend clad white new construction windows with PVC brick mold and sill, to replace the existing siding with Cedar Impressions 7" in the color Hearthstone, and to remove the bump out around the front window at 33 Hart Street.

Upon motion by Commissioner Lyons seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

### **Discussion**

Commissioner Ovian stated that he sees this both ways. When they use the vinyl product and trim it the way they are going to trim it, it's just better to concede that you no longer have a 50s ranch here.

Commissioner Garrey stated that he appreciates the desire to retain the light pattern on that house and he listened to all of the discussion and he is racking his brain to find examples of houses with cedar shake with the cornerboards and he tends to think that on that application, he would just personally go with what the homeowner's preference was with the application. For that style and period of the house, he likes to see the 2/2 versus the change in the light pattern. There are other things to consider ... even though the house beside it has clapboard, it's a similar ... practically a twin home with the 2/2.

Commissioner Lyons stated that he appreciates Commissioner Ovian's comments, but we have to evolve to the request of the applicant.

Aye: Garrey, Raymond, Lyons, Cregeau

Nay: Ovian

**APPLICATION NO. 4409-15.** Carmen Cid seeks to replace the screened windows on the porch with Andersen A series double hung windows to match the existing light patterns on the house at 192 Broad Street.

Upon motion by Commissioner Raymond seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application as submitted.

### **Discussion**

Commissioner Ovian stated that the windows were a real success when they were installed on the addition and the rendering has to be one of the nicest and promising renderings of windows they have ever seen here. He has a feeling that if everyone used the same renderer, all of these window projects would be flying through. It looks awfully good. He hopes it will look just as good when it gets installed.

Commissioner Raymond stated that his only issue with it is the rest of the house has 8/1 and now there will be 6/1 on the front.

Commissioner Garrey stated that the light pattern will be based on the size of the window. They are very wide windows so the 6 or 8 will depend on the manufacturer of the windows. Because it is a porch, he really didn't focus on it too much.

Aye: Garrey, Ovian, Raymond, Lyons, Cregeau

**APPLICATION NO. 4411-15.** Girard Hayes seeks to replace the drip edge over the windows and garage doors with Azek, replace the porch flooring with Azek tongue and groove flooring in the color grey, and to replace the wood trim under the porch with Azek trim board at 139 Broad Street.

Upon motion by Commissioner Ovian seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Ovian stated that it's an effort to replicate the look of the trim with just a different material. He thinks what he brought in will certainly be indistinguishable from the street.

Commissioner Garrey stated that the flooring there is almost not visible because of the rail and the way the structure is put together.

Aye: Garrey, Ovian, Raymond, Lyons, Cregeau

**APPLICATION NO. 4412-15.** Darren Schwartz seeks to construct a 16'x12' colonial style shed in the rear yard at 45 Deerfield Road.

Upon motion by Commissioner Raymond seconded by Commissioner Cregeau and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Ovian stated that there's a real mix of materials on the building and that's not unusual. The mix of materials, some synthetic and some not, this is really something that's going to influence the homeowner more than anybody. The 4" siding without a backer on it tends to be rolled so it's the exact opposite of the shingle siding, which tends to be very stiff. The impact on the District is really limited.

Commissioner Garrey stated that it's a really nice shed design. Sheds are not always the same materials as the house because they are outbuildings. It's not overly visible from the road, but it's a nice effort.

Aye: Garrey, Ovian, Raymond, Lyons, Cregeau

**APPLICATION NO. 4413-15.** Weislaw Wlazniak seeks to install a 4' chain link fence along the side property line at 66 Northbrick Lane.

Upon motion by Commissioner Raymond seconded by Commissioner Cregeau and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The fence shall start 25' back from the sidewalk.

**Discussion**

Commissioner Ovian stated that it is hard for him to say that 4' back from the sidewalk is far enough.

Commissioner Garrey stated that he's not a fan of chain link, but when you do the green, it disappears even more than the black. His issue would have been if it came all the way to the sidewalk.



Commissioner Raymond stated that there is no need to bring the fence all the way to the sidewalk.

Commissioner Lyons stated that there is no shrubbery there. He is glad he is going with green. He doesn't personally like chain link fence in front yards. He is in favor of having it pulled back 20 to 25' from the road.

Aye: Garrey, Ovian, Raymond, Lyons, Cregeau

**APPLICATION NO. 4414-15.** Brendan Droney seeks to construct an 11'4"x12' screened in porch on the existing rear deck at 19 Middletown Avenue.

Upon motion by Commissioner Ovian seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

### **Discussion**

Commissioner Ovian stated that although there is quite a view of that building from the back, what's being proposed is not unheard of on buildings that have a rear slope and a deck. This one looks as good as any and it's constructed of all materials that are consistent with the original structure. It's a good effort.

Aye: Garrey, Ovian, Raymond, Lyons, Cregeau

**APPLICATION NO. 4415-15.** James Bankowski seeks to install a privacy fence along a portion of the rear property line at 94 Hartford Avenue.

Upon motion by Commissioner Ovian seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

### **Discussion**

Commissioner Ovian stated that he thinks a natural fence is going to be better there than more white vinyl fencing. The natural fence will age.

Commissioner Garrey stated that the public view on this fence is from Meggat Park. This is the style fence you would like to see there.

Aye: Garrey, Ovian, Raymond, Lyons, Cregeau

**APPLICATION NO. 4416-15.** Payton Clancy and Tanya Heacock seek to replace the existing front door at 55 Hartford Avenue.

Upon motion by Commissioner Ovian seconded by Commissioner Raymond and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Ovian stated that notwithstanding the loss of the triple lights, people do like to have more of a view out their front door than those doors provide and this is a craftsman door. There aren't many available mid-century doors with lights in them.

Aye: Garrey, Ovian, Raymond, Lyons, Cregeau

**MINUTES OF JULY 14, 2015**

Upon motion by Commissioner Lyons, seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the minutes of the July 14, 2015 meeting as submitted.

Aye: Garrey, Ovian, Lyons

**ELECTION OF OFFICERS FOR THE TERM JULY 28, 2015 – JUNE 30, 2016**

Upon motion by Commissioner Lyons, seconded by Commissioner Aforismo and a poll of the Commission, it was voted to elect Commissioner Garrey as Chairperson, Commissioner Ovian as Vice Chairman, and Commissioner Raymond as Clerk.

Aye: Ovian, Raymond, Lyons, Aforismo, Cregeau                      Nay: Garrey

**APPROVAL OF MEETING DATES FOR 2016**

Upon motion by Commissioner Ovian seconded by Commissioner Aforismo and a poll of the Commission, it was voted to APPROVE the meeting dates as submitted.

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo, Cregeau

**OTHER BUSINESS**

**Public Comments on General Matters of the Historic District**

None.

**Report of the Historic District Coordinator**

1. 181-189 Main Street – the second letter of violation has been sent.
2. Publicly noticing abutting neighbors – currently, out of courtesy, a legal notice is sent to all abutters. Should they continue to do so? It is costly to the town. What other options are there? Posting a sign in the yard or having the homeowner send the notices themselves.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Raymond, seconded by Commissioner Cregeau and a poll of the Commission, it was voted to ADJOURN the meeting at 9:36 PM.

Aye: Garrey, Ovian, Raymond, Lyons, Aforismo, Cregeau

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Chris Lyons  
- Clerk Pro Tem -